

MINUTES OF ADJOURNED REGULAR MEETINGS OF
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY
OF THE CITY OF CHULA VISTA

May 13, 2003

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 7:19 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: Davis (excused)

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City Attorney Moore, and Assistant City Clerk Norris

ORAL COMMUNICATIONS

There were none.

ACTION ITEMS

1. REPORT AND UPDATE ON THE PROGRESS OF THE CHULA VISTA URBAN DEVELOPMENT COMMITTEE REGARDING THE POTENTIAL FORMATION OF A NEW CITY-SANCTIONED ENTITY TO FOCUS ON THE REDEVELOPMENT OF THE CITY'S URBAN CORE

The Urban Development Committee (UDC) is a group of Chula Vista business leaders with expressed interest in the redevelopment revitalization of the City's urban core. The UDC has hired Keyser Marston Associates to prepare a study to examine alternative redevelopment management structures and make recommendations to the City Council. (Community Development Director)

Community Development Director Madigan stated that the purpose of the UDC is to investigate the potential for forming a new entity focusing on revitalization efforts in the City's urban core.

Christopher Lewis, president of the UDC, presented the background, proposed accomplishments, and goals of the UDC. He stated that the City is missing investment opportunities and should also be attracting investment capital. The City has an outdated redevelopment strategy that includes idle and non-productive real estates assets, such as the bayfront, that serve no purpose and provide no revenue to the City and no access for the citizens; and under-utilized areas in the Southwest Redevelopment Area, Otay Valley area, and Montgomery area. A disproportionate amount of investment is being afforded the eastern area versus the western area, and housing alone will not support the infrastructure. He explained that there is a lack of business input in the redevelopment process and little focus on a redevelopment strategy, which the UDC believed projects a lackluster image to the investment community.

ACTION ITEMS (Continued)

Gerald Trimble, representing Keyser Marston Associates, discussed the advantages and disadvantages of four possible reorganization plans considered by the UDC, including remaining as an existing City department, forming an independent redevelopment agency, forming a community development commission, and creating a non-profit development corporation.

Chair/Mayor Padilla commended and thanked the UDC members for their work and time on the various issues. He stated that the City should explore the formation of a private, non-profit community development corporation for the City, similar in structure to the one that has been so successful in the City of San Diego. Chair/Mayor Padilla expressed the need to conduct a workshop in the near future to discuss and address issues and to give direction to staff.

ACTION: Chair/Mayor Padilla moved to direct the City Manager and Community Development staff to calendar appropriate workshops within a 60-day timeframe to present the information. Agency/Councilmember Rindone seconded the motion, and it carried 4-0.

Agency/Councilmember McCann stated that the City must become more aggressive in driving investment and capital into the City to revitalize the western portion of the City. He also commended the UDC on its future goals for the City.

Agency/Councilmember Salas stated that the UDC would provide a good opportunity to examine specific plans for the City and added that the City needs to consider what impact the state budget will have on its ability to act as a Redevelopment Agency.

2. COUNCIL RESOLUTION NO. 2003-200 AND AGENCY RESOLUTION NO. 1820, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING AN EXCLUSIVE NEGOTIATION AGREEMENT WITH PACIFIC SCENE HOMES FOR DEVELOPMENT OF THE CHULA VISTA @ LANDIS PROJECT PROPOSAL LOCATED ON LANDIS AVENUE BETWEEN E STREET AND F STREET

An initial concept plan has been drafted to develop a state-of-the-art infill project with lofts, townhomes, flats, and live-work spaces that will complement and enhance the downtown village environment. The proposal will also create new public and shared parking for patrons of downtown businesses, as well as a potential mixed-use paseo linking the project with Third Avenue. The proposed exclusive negotiation agreement will cover negotiations on City-owned property along Landis Avenue currently in use as surface parking lots. (Community Development Director)

Redevelopment Manager Estes presented the exclusive negotiation agreement, project site plan and project benefits.

Agency/Councilmember Rindone spoke regarding the separate mixed-use paseo development, stating that the proposed development component is an important link to creating an ambiance for the area.

ACTION ITEMS (Continued)

Agency/Councilmember McCann commended staff and the applicant, stating that the proposed project is exactly what is needed for Third Avenue.

Agency/Councilmember Salas believed that the proposed project would be one of many projects that Chula Vista will attract.

ACTION: Agency/Councilmember McCann offered Council Resolution No. 2003-200 and Agency Resolution No. 1820, heading read, text waived. The motion carried 4-0.

3. COUNCIL RESOLUTION NO. 2003-201 AND AGENCY RESOLUTION NO. 1821, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING A JOINT PLANNING AGREEMENT WITH SWEETWATER UNION HIGH SCHOOL DISTRICT TO FACILITATE PLANNING AND REDEVELOPMENT OF MISCELLANEOUS DISTRICT PROPERTIES

The proposed joint planning agreement establishes a framework for joint evaluation and participation by the Sweetwater Union High School District and City staff to facilitate the planning and possible redevelopment of a number of District-owned properties in Chula Vista. Outreach to community representatives and stakeholders will be an integral part of the planning process. (Community Development Director)

ACTION: Agency/Councilmember McCann offered Council Resolution No. 2003-201 and Agency Resolution No. 1821, heading read, text waived. The motion carried 4-0.

OTHER BUSINESS

4. DIRECTOR'S REPORTS

There were none.

5. CHAIR/MAYOR REPORTS

There were none.

6. AGENCY/COUNCIL COMMENTS

There were none.

CLOSED SESSION

7. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION – Pursuant to Government Code Section 54956.9(a)

City/Agency vs. IT Group, Inc., et. al. [Case No. 02-10118 (MFW)]

This item was not discussed, and no action was taken.

ADJOURNMENT

At 8:16 p.m., Chair/Mayor Padilla adjourned the meeting to an Adjourned Regular Meeting of the Redevelopment Agency on May 13, 2003, at 6:00 p.m., immediately following the City Council Meeting in the Council Chambers.

Donna Norris, Assistant City Clerk